

IN RE: PETITION FOR ADMIN. VARIANCE
NW/S Murray Hill Road, 520' N
of the c/l Bellona Avenue
(6408 Murray Hill Road)
9th Election District
4th Councilmanic District

Deborah Morris
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-137-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owner of the subject property, Deborah Morris. The Petitioner seeks relief from Sections 1B02.3.C.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback (double frontage lot) of 12 feet in lieu of the required 40 feet for a proposed one-story garage addition. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of this Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R.

ORDER RECEIVED FOR FILING

Date

By

Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of October, 1998 that the Petition for Administrative Variance seeking relief from Sections 1B02.3.C.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback (double frontage lot) of 12 feet in lieu of the required 40 feet for a proposed one-story garage addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however the Petitioner is hereby made aware that proceeding at this time is at her own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

RECEIVED
10/29/98
[Handwritten initials]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

October 29, 1998

Ms. Deborah Morris
6408 Murray Hill Road
Baltimore, Maryland 21212

RE: PETITION FOR ADMINISTRATIVE VARIANCE
NW/S Murray Hill Road, 520' N of the c/l Bellona Avenue
(6408 Murray Hill Road)
9th Election District - 4th Councilmanic District
Deborah Morris - Petitioner
Case No. 99-137-A

Dear Ms. Morris:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

File



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6408 Murray Hill Road

which is presently zoned

DR-2

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1 and 303.1 to permit a 12-foot rear yard (double frontage lot) in lieu of the required 40 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) See Attached Letter (HARDSHIP)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No

City State Zipcode

Legal Owner(s):

x JOSEPH MORRIS

(Type or Print Name)

x Shawn Dan

Signature

(Type or Print Name)

Signature

x 6408 Murray Hill Road (410) 377-4926
Address Phone No.

x Baltimore MD 21212
City State Zipcode
Name, Address and phone number of representative to be contacted

x Daft-McCune-Walker, Inc.
Name

x 200 East Pa. Ave. (410) 296-3333
Address Phone No.
Towson MD 21286

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of ___, 19___ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: mjk DATE: 10/2/98

ESTIMATED POSTING DATE: 10/11/98



Printed with Soybean Ink
on Recycled Paper

ITEM #: 137

99-137-A

ORDER RECEIVED FOR FILING

Date: 10/2/98
By: [Signature]

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at ^x 6408 Murray Hill Road
address
^x Baltimore MD 21212
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

See Attached Letter (HARDSHIP)

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Deborah Morris
(signature)
^x DEBORAH MORRIS
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23rd day of September, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Deborah Morris

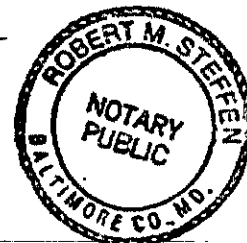
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

9-23-98
date

Robert M. Steffen
NOTARY PUBLIC

My Commission Expires: 9-1-02



7-A-781-10

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at ^x 6408 Murray Hill Road
address
^x Baltimore MD 21212
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

See Attached Letter (HARDSHIP)

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

^x [Signature]
(signature)
^x DEBORAH MORRIS
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23rd day of September, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Deborah Morris

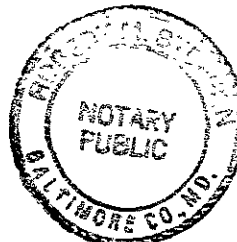
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

9-23-98
date

[Signature]
NOTARY PUBLIC

My Commission Expires: 9-1-02



A-781-AP



137

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6408 Murray Hill Road

which is presently zoned

DR-2

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1 and 303.1 to permit a 12-foot rear yard (double frontage lot) in lieu of the required 40 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) See Attached Letter (HARDSHIP)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No

City State Zipcode

Legal Owner(s):

* DEBORAH MORRIS

(Type or Print Name)

* Stephen Mays

Signature

(Type or Print Name)

Signature

* 6408 Murray Hill Road (410) 377-4926

Address

Phone No.

* Baltimore MD 21212

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Daft-McCune-Walker, Inc.

Name

200 East Pa. Ave. (410) 296-3333

Address

Phone No.

Towson

MD

21286

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: mjk DATE 10/2/98

ESTIMATED POSTING DATE 10/11/98



Printed with Soybean Ink
on Recycled Paper

ITEM #: 137

99-137-A

September 22, 1998

Arnold Jablon, Director
Department of Permits and Development Management
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Dear Mr. Jablon,

This letter is to accompany my petition for administrative variance by the Department of Permits and Development Management for a proposed garage to be built at the rear of my home at 6408 Murray Hill Road in Baltimore. My home is currently owned and occupied by me and my family, and is uniquely situated with public roads both in the front and at the rear, thereby necessitating a variance.

I wish to build a garage for security reasons because in the several months since I have moved to my home, I have experienced some vandalism to my car. Additionally, I am seeking the security for myself as a single woman to enter and exit my house directly from a garage. I am proposing to attach the garage to the rear of my home for several reasons. While my preference would be to build the garage in the side yard, the Murray Hill Community Association Architectural Committee has advised me that there are covenants that prohibit garage doors from facing Murray Hill Road. These restrictions prevent the placement of the garage in the side yard with a driveway off of Murray Hill. It was the suggestion of the Murray Hill Community Association Architectural Committee that the garage be placed at the rear of the house. If I were to place the garage in the side yard with the driveway entering off of Pratt Avenue, the existing utility pole at the rear of my property would have to be moved. I have been advised that this could cost me several thousand dollars. Additionally, the 32" maple tree in the side yard, would have to be removed. Lastly, my neighbor Helen Swann has expressed extreme displeasure at the proposal to build the garage in the side yard due to its proximity to her brick wall and the removal of the tree. Therefore, so as not to violate the covenants of the Community Association and to appease my next door neighbor, I propose to build the garage at the rear of my home as an alternative that serves all interests and objections.

You will note on the plan that six leyland cypress are to be removed where the driveway will come in from Pratt Avenue. I am not replanting or adding more cypress because the existing ones have created an extremely dangerous situation as the site distance is very limited due to their size. The existing leyland cypress on the other rear side of the lot will be significantly trimmed back to improve the site distance on that side.

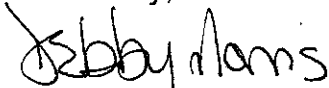
OFFICE OF THE CLERK
BALTIMORE COUNTY
8/29/98
[Signature]

Mr. Arnold Jablon
page two

I have reviewed this proposal with Mrs. Swann and she supports what is shown on the attached plan. Additionally, I have discussed these plans with the following neighbors, all of whom support this request: Mr. and Mrs. Robert Scott, 6409 Murray Hill Road (directly across the street), Mr. and Mrs. Delbert Adams, 6410 Pratt Avenue (directly across Pratt Avenue from the existing driveway), Mr. and Mrs. John Moag, 6408 Pratt Avenue.

If I can provide you with any further information, please feel free to contact me at 410-583-8797 (daytime) or 410-377-4926 (evening). Thank you for your consideration of this request.

Sincerely,



Deborah M. Morris
6408 Murray Hill Road
Baltimore, MD 21212

ORDER RECEIVED FOR FILING

Date

By

Description

To Accompany Petition for Zoning Variance

0.28 Acre Parcel, 6408 Murray Hill Road

Northwest Side of Murray Hill Road, Northeast of Bellona Avenue

Ninth Election District, Baltimore County, Maryland



Daft McCune Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

<http://www.dmw.com>

410 296 3333

Fax 410 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

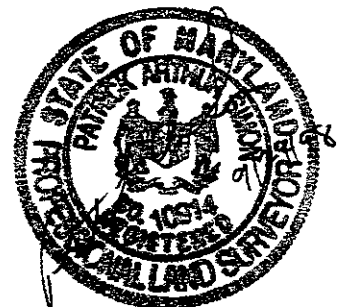
Environmental Professionals

Beginning for the same on the northwest side of Murray Hill Road at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of Murray Hill Road with the centerline of Bellona Avenue, (1) North 24 degrees 32 minutes East 550 feet, more or less, and thence (2) North 65 degrees 28 minutes West 15 feet, thence leaving said beginning point and leaving the northwest side of Murray Hill Road, (1) North 65 degrees 28 minutes West 122.14 feet to the southeast side of Pratt Avenue, thence binding thereon, (2) North 23 degrees 14 minutes East 99.92 feet, thence leaving the southeast side of Pratt Avenue, (3) South 65 degrees 31 minutes East 124.41 feet to the northwest side of Murray Hill Road, thence thereon, (4) South 24 degrees 32 minutes West 100 feet to the point of beginning; containing 0.28 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

September 24, 1998

Project No. 98125 (L98125)



99-137-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 054745

PAID RECEIPT

DATE 10/2/98 ACCOUNT 01-615

Item. 137
By. mjk

AMOUNT \$ 50.00

RECEIVED FROM: DMW-6408 Murray Hill RL

FOR: 010-Res Ver. (Admin) — \$ 50.00

PROCESS	ACTUAL	TIME
0002/1998	10/02/1998	10:27:57
REQ 0502 CASHIER TRIC JHR DRAWER 2		
E MISCELLANEOUS CASH RECEIPT		
Receipt #	066336	OPEN
CR NO.	054745	

50.00 CHECK
Baltimore County, Maryland

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

99-137-A

99-137-A



Daft-McCune-Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286
410-296-3333
Fax 410-296-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

To: BA. Co. ZoningDate: 10-29-98Job No.: 98125Attention: MITCH KALMANReference: #GAB MURRAY HILL RD.

We are sending you

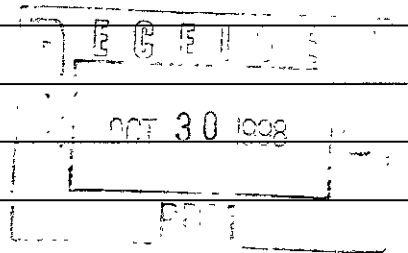
☐ Shop drawings☐ Specifications☒ attached☐ Samples☐☐ under separate cover:☐ Plans☒ viaDROP-OFF

Copies	Date	Number	Description
1			POSTING CERTIFICATE w/ PHOTO

These are transmitted as checked below:

☐ For approval☐ For your use☒ As requested☐ For review and comment☐ Approved as submitted☐ Approved as noted☐ Returned for corrections☐☐ Resubmit☐ Submit☐ Return☐ _____ copies for approval☐ _____ copies for distribution☐ _____ corrected prints

Remarks _____

FOR FILE.THANKS

cc: _____

Signed

CERTIFICATE OF POSTING

Fax

3468

RE: Case No.: 99-137-A

Petitioner/Developer: _____

DEBORAH MORRIS

Date of Hearing/Closing: 10/26/98

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 6408 MURRAY HILL ROAD

The sign(s) were posted on _____

10/11/98
(Month, Day, Year)

Sincerely,

Brian Kowalczyk 10/16/98
(Signature of Sign Poster and Date)

BRIAN KOWALCZYK
(Printed Name)

200 E. PENNSYLVANIA AVE.
(Address)

TOWSON, MD 21286
(City, State, Zip Code)

(410) 296-3333
(Telephone Number)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 99-137-A

TO PRESENT A TO FOOT DEAR
YARD IN LIEU OF THE
REQUIRED ADJACENT

PUBLIC HEARING ?

ALL INFORMATION IS AVAILABLE AT
THE BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204
TEL 382 5351

CERTIFICATE OF POSTING

RE: Case No.: 99-137-A

Petitioner/Developer: _____

DEBORAH MORRIS

Date of Hearing/Closing: 10/26/98

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 6408 MURRAY HILL ROAD

The sign(s) were posted on 10/11/98
(Month, Day, Year)

Sincerely,

Brian Kowalczyk 10/16/98
(Signature of Sign Poster and Date)

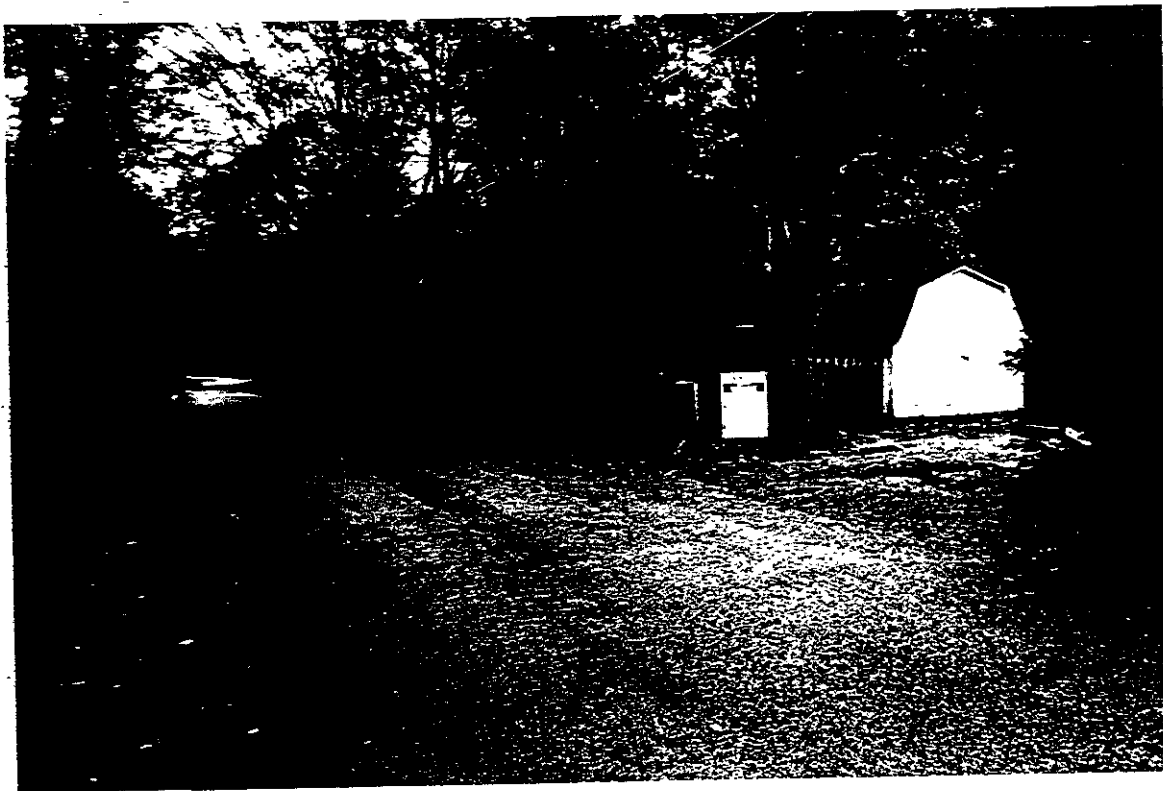
BRIAN KOWALCZYK
(Printed Name)

200 E. PENNSYLVANIA AVE.
(Address)

TOWSON, MD 21286
(City, State, Zip Code)

(410) 296-3333
(Telephone Number)

137



ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 99-137-A

TO PERMIT A 12 FOOT REAR
YARD IN LIEU OF THE
REQUIRED 40 FOOT

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1) BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 P.M. ON OCTOBER 26, 1999.
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
121 N. CHRISTIANITY AVE.
BETHESDA, MD 20814
TEL. 847-3391

RECEIVED BY PROPERTY OWNER

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 99- 137 -A

Address 6408 Murray Hill Rd.

Contact Person: Mitchell J. Kellman
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 10/2/98

Posting Date: 10/11/98

Closing Date: 10/26/98

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 99- 137 -A

Address 6408 Murray Hill Rd.

Petitioner's Name Deborah Morris

Telephone (410) 377-4926

Posting Date: 10/11/98

Closing Date: 10/26/98

Wording for Sign: To Permit a 12 ft rear yard in lieu
of the required 40 ft

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-137-A

Petitioner: Deborah Morris

Address or Location: 6408 Murray Hill Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mr. Anthony Litti of DMW, Inc.

Address: 200 East Pennsylvania Ave.
Towson, MD 21286

Telephone Number: (410) 296-3333



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 26, 1998

Daft McCune Walker Inc
200 E. Pennsylvania Avenue
Towson, MD 21286

RE: Item No.: 137
Case No.: 99-137-A
Location: 6408 Murray Hill Rd

Dear Sirs:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on October 2, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script, reading "W. Carl Richards, Jr.", written over the typed name.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: October 14, 1998

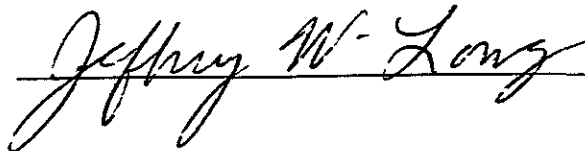
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

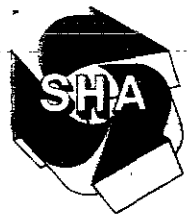
The Office of Planning has no comment on the following petition (s):
Item No (s): 121, 132, 134, 137, 138 and 139

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: 10.13.96

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 137 MJK

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

/s/ Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Closing Date 10/26

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: October 21, 1998

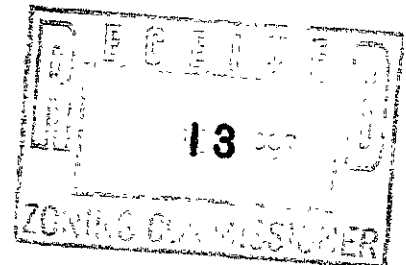
FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for October 19, 1998
Item No. 137

The Development Plans Review Division has reviewed the subject zoning item. Pratt Avenue is an existing road which shall ultimately be improved as a 30-foot street cross section on a 50-foot right-of-way.

RWB:HJO:jrb

cc: File



ZONE1019.137

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

FROM: R. Bruce Seeley *aws/10*
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: *10/13/98*

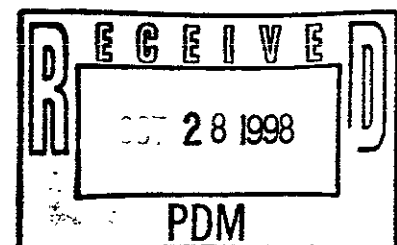
DATE: *10/26/98*

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: *121*
130
131
132
135
137
138
139
98-366

RBS:sp

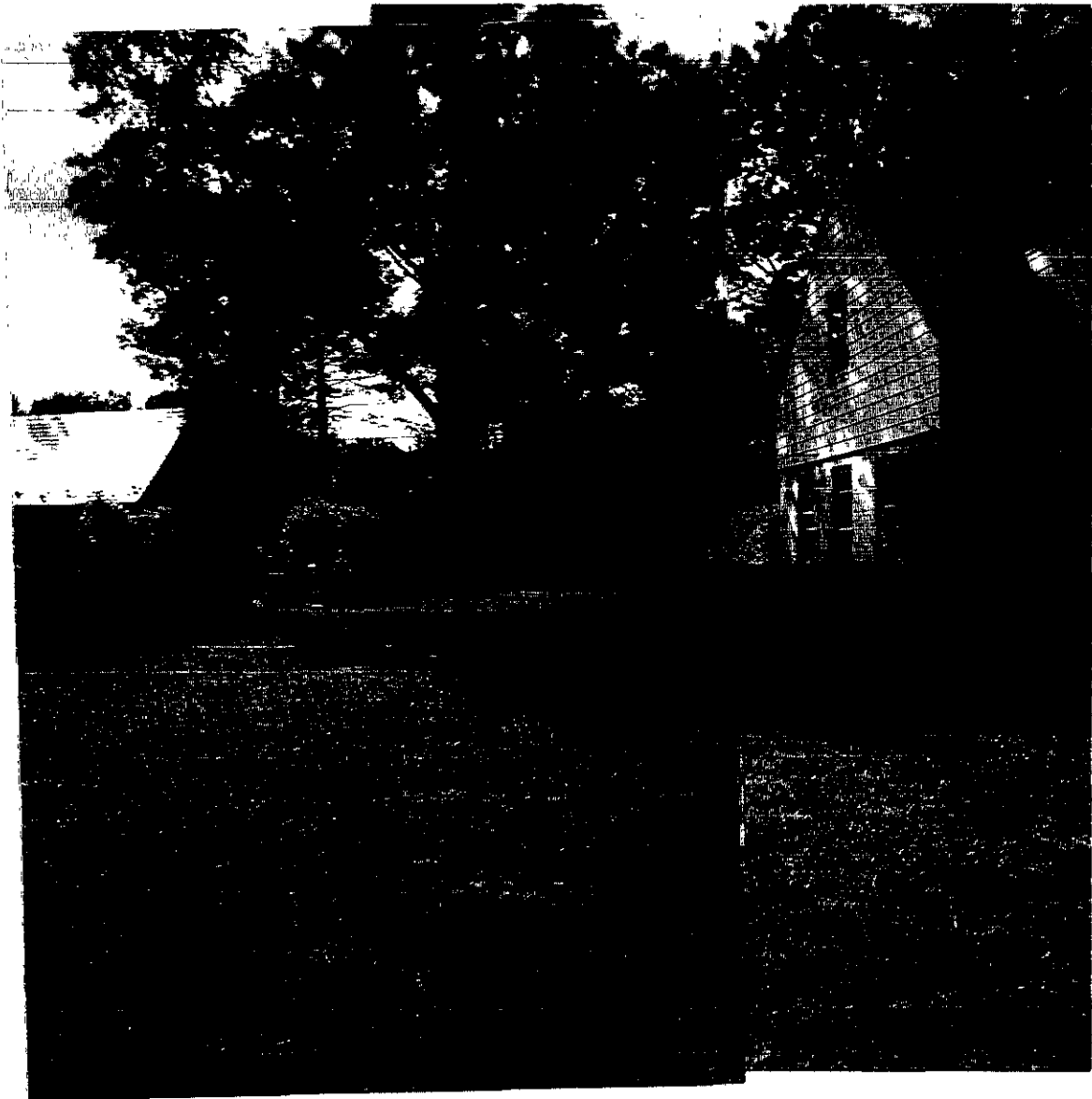
BRUCE2/DEPRM/TXTS8P



Photos
for # 137

(99-137-A)

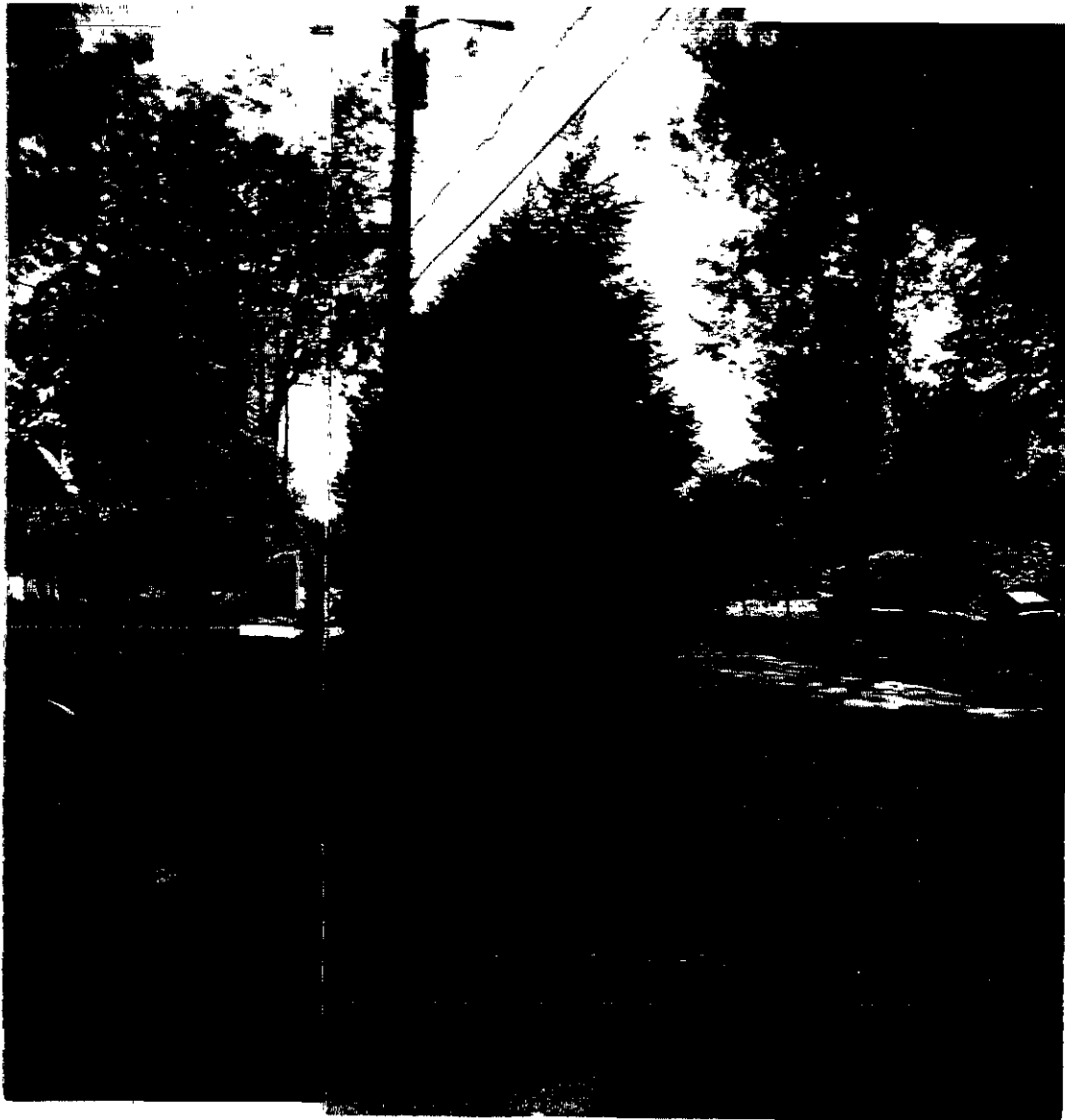
FRONT PROPERTY LOOKING WEST TO REAR

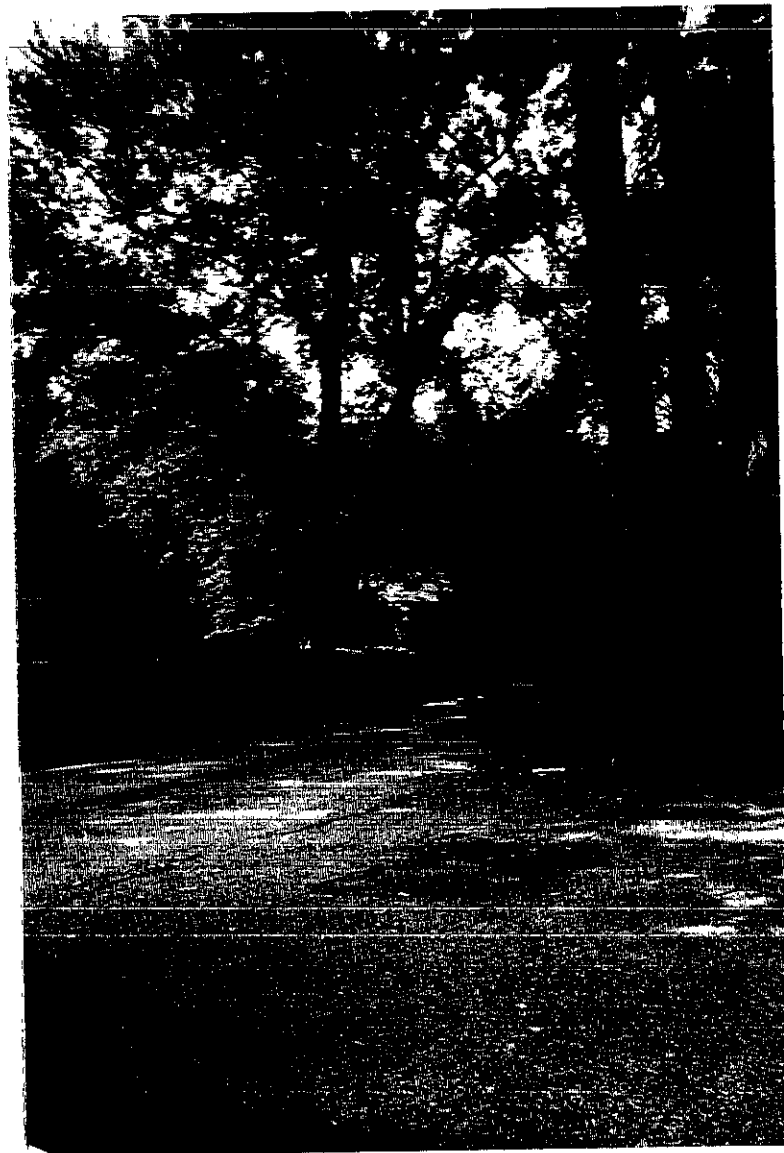


WEST SIDE OF PROPERTY LOOKING
EAST & LOOKING SOUTH ON ADJ. AVE



FROM DRIVEWAY @ REAR OF PROPERTY
LOOKING SOUTH ON PRATT AVE.





REAR OF PROPERTY LOOKING NORTH
ON PRATT AVE.

DRM 16 011 NINN 8. 64

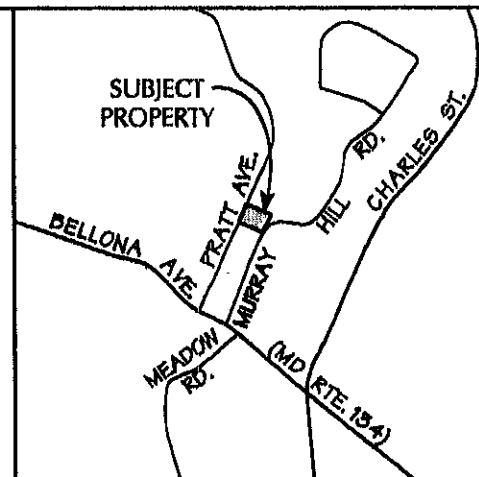
REAR PROPERTY LOOKING EAST TO FRONT

DRM 16 011 NINN 14. 14A

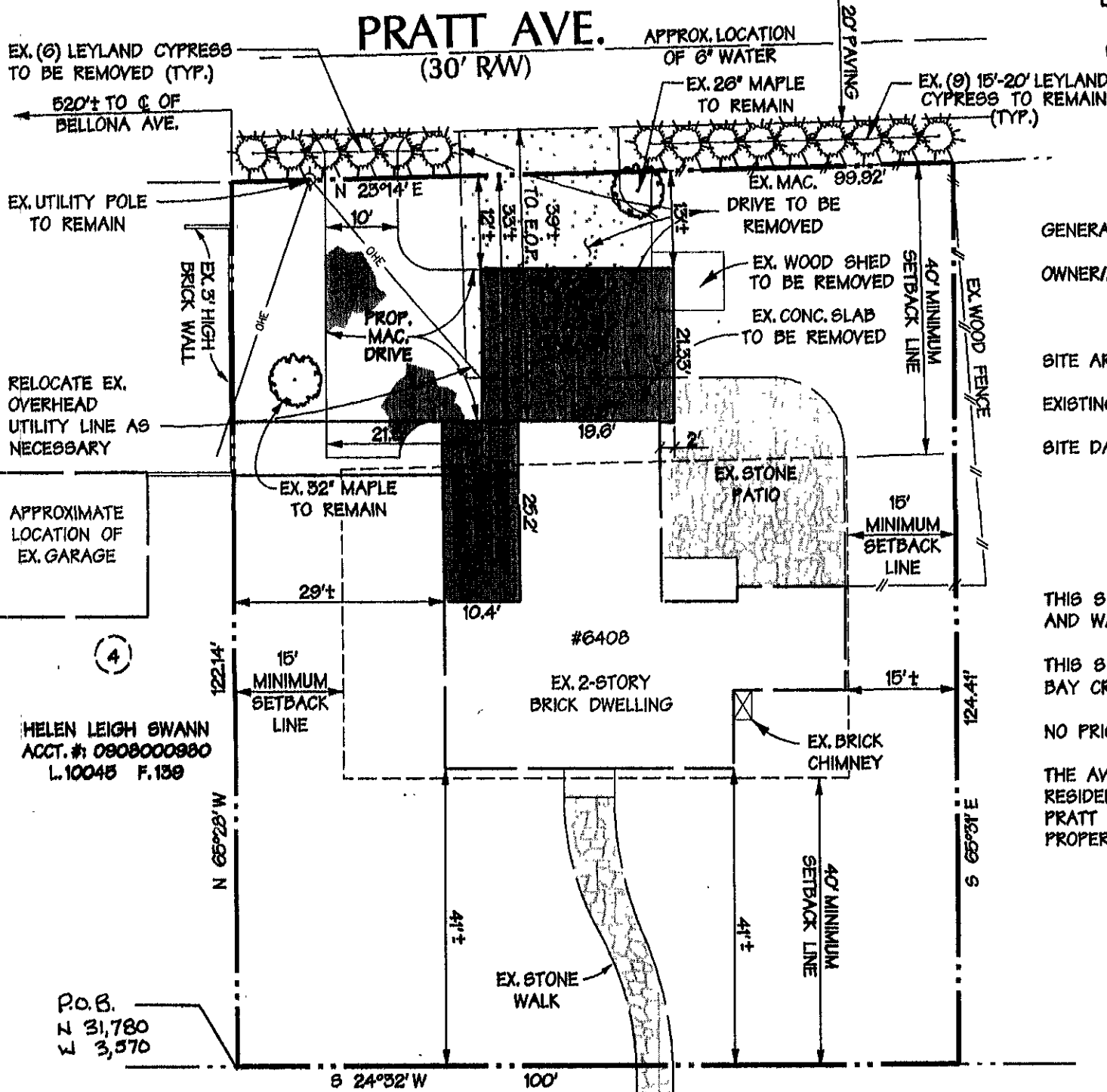
JOHN A.J. & MARGARET M. MOAG
ACCT. #: 1600002747
L. 8529 F. 158
PLAT: 34/18 & 34/84

DELBERT L. & GINA I. ADAMS
ACCT. #: 1600002746
L. 7875 F. 440
PLAT: 34/18 & 34/84

EDWARD C. & LAUREN M. EBY
ACCT. #: 0815750720
L. 10865 F. 681
PLAT: 34/18 & 34/84



VICINITY MAP
SCALE: 1" = 100'



GENERAL NOTES

OWNER/ADDRESS: DEBORAH MORRIS
6408 MURRAY HILL RD.
BALTIMORE, MD 21212

SITE AREA: 0.28 AC.± (12,300 S.F.)

EXISTING USE: RESIDENTIAL

SITE DATA: T.M. 69 GD. 24 PAR. 853 LOT 5
L. 2434 F. 240
PLAT: 12/42
ELECTION DISTRICT: 9
COUNCILMANIC DISTRICT: 4
ZONED: D.R. 2

THIS SITE IS SERVICED BY PUBLIC SEWER AND WATER.

THIS SITE IS NOT IN THE CHEASEPEAKE BAY CRITICAL AREA.

NO PRIOR ZONING HISTORY ON FILE.

THE AVERAGE SETBACK OF THE EXISTING RESIDENCES ALONG THE EAST SIDE OF PRATT AVE. TO THE SOUTH OF THE SUBJECT PROPERTY IS LESS THAN THE MINIMUM 40'.

BRIAN D. WEESE
ACCT. #: 0926000020
L. 12881 F. 384

NOTE:

THE INFORMATION SHOWN IS COMPILED FROM PUBLIC RECORDS AND IS NOT A RESULT OF A FIELD SURVEY AND IS THEREFORE SUBJECT TO CHANGE.

EXISTING UTILITY LOCATION INFORMATION SHOWN ON THESE PLANS IS FOR THE CONTRACTORS CONVENIENCE ONLY. WHILE THE INFORMATION SHOWN HAS BEEN GATHERED FROM SURVEYS AND SOURCES DEEMED TO BE RELIABLE, THE CORRECTNESS OR COMPLETENESS OF THE INFORMATION SHOWN IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS OWN SATISFACTION.

THE CONTRACTOR IS TO NOTIFY MISS UTILITY (800)-257-7777 A MINIMUM OF 3 WORKING DAYS PRIOR TO ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR IS TO ALSO NOTIFY A PRIVATE UTILITY CONTRACTOR FOR ALL ON-SITE UTILITY LOCATIONS.

PRINTED

SEP 30 1998

DAFT-MCCUNE-WALKER, INC.



DATA SOURCES

BOUNDARY INFORMATION COMPILED FROM DEEDS AND PLATS.

THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS PER THE NATIONAL FLOOD INSURANCE PROGRAM, F.I.R.M. COMMUNITY PANEL No. 240010-0245-E, REVISED NOV. 17, 1993.

Zoning Office USE ONLY!

Reviewed by:	Item #:	Case #:
WKC	137	99-137-A

PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE

DMW

Daft McCune Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

ELECTION DISTRICT 9 BALTIMORE COUNTY, MD
TAX MAP 69 GRID 24 PARCEL 853 LOT 5

SCALE: 1" = 20'
DRAWN BY: BTK

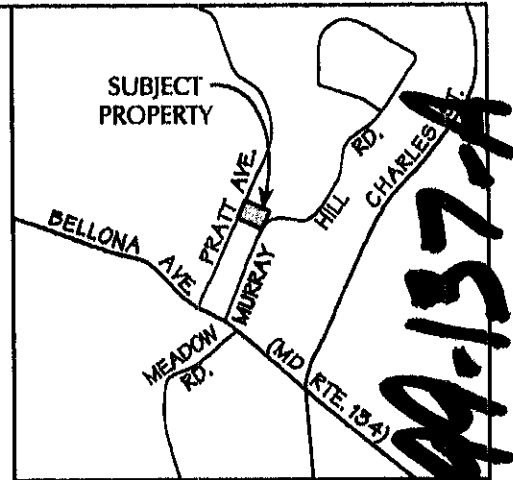
JOB No.: 98125
CHECKED BY: AJV

DATE: 9-18-98

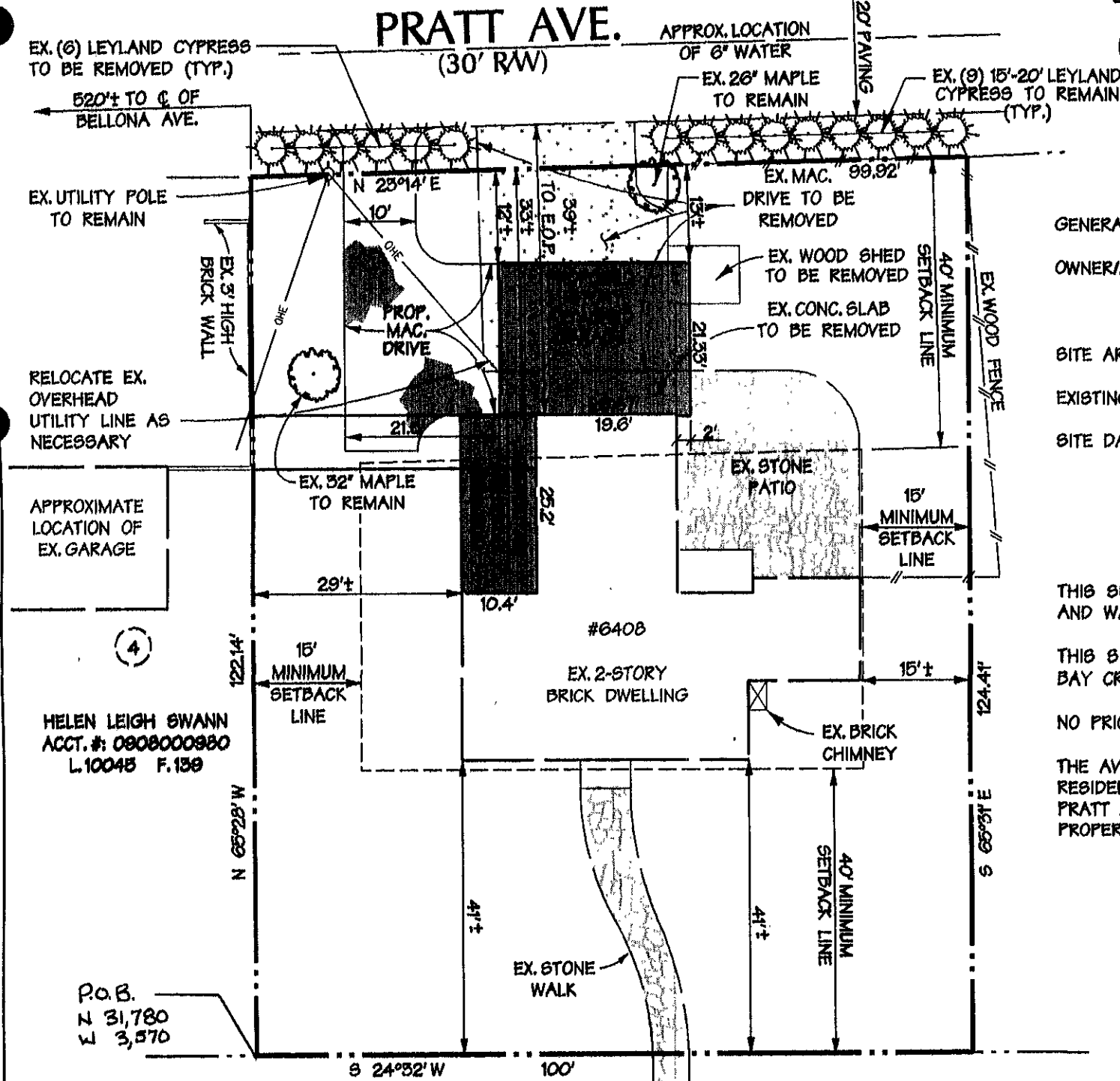
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ACCT. #: 0815750720
L. 10863 F. 651
PLAT: 34/18 & 34/84



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SCALE: 1" = 1000'



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Zoning Office USE ONLY!

Reviewed by:	Item #:	Case #:
MMK	137	99-137-4

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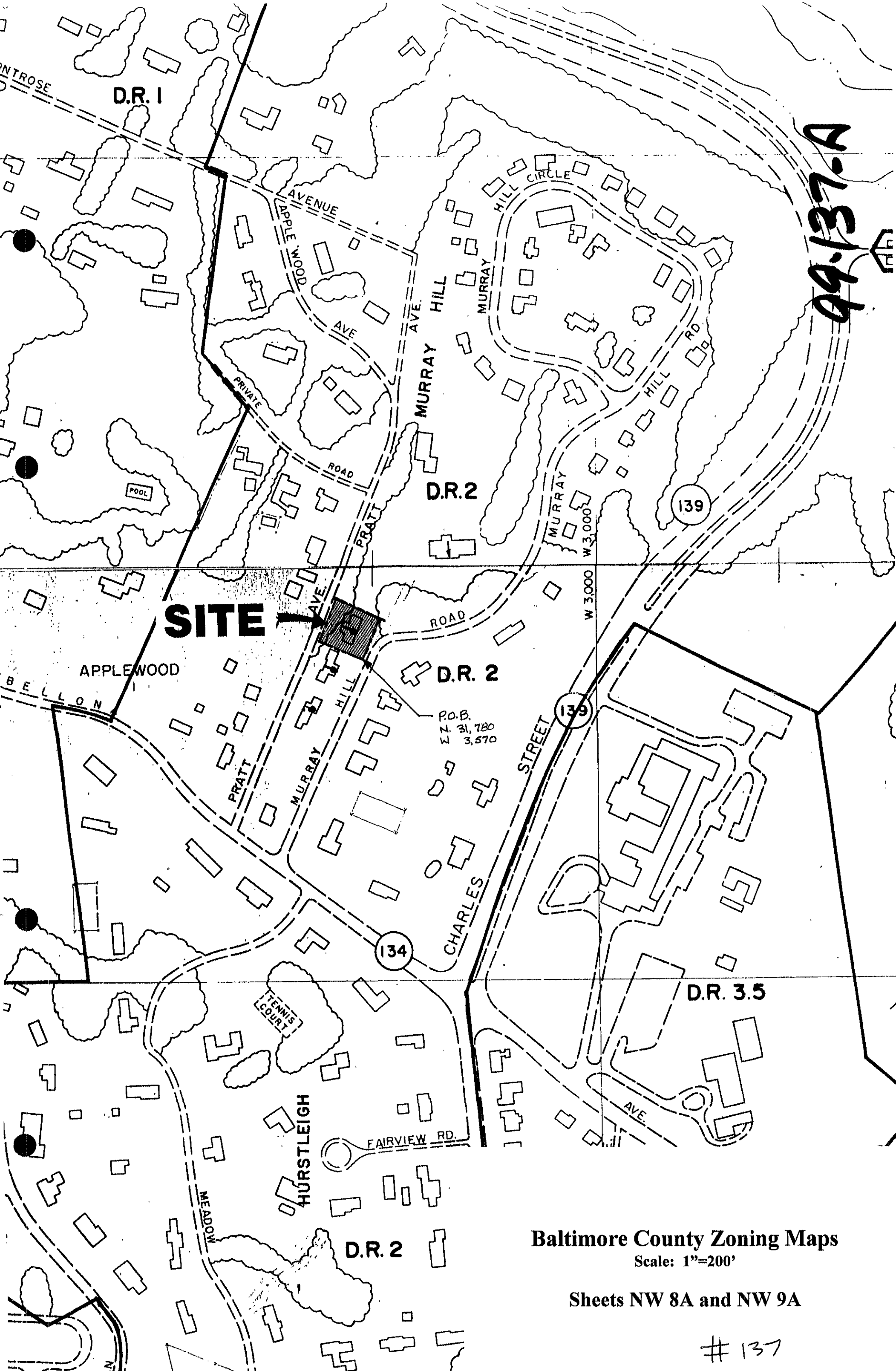
SCALE: 1" = 20'

DRAWN BY: BTK

JOB No.: 98125

CHECKED BY: AJV

DATE: 9-18-98



D.R. 1

D.R. 2

D.R. 2

D.R. 3.5

D.R. 2

Baltimore County Zoning Maps

Scale: 1"=200'

Sheets NW 8A and NW 9A

137